



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
ST. PAUL'S COLLEGE
3015 4TH STREET, N.E.
WASHINGTON, D.C.**

ECS PROJECT NO. 13076

PREPARED FOR

EYA

FEBRUARY 2, 2007

ZONING COMMISSION
District of Columbia
CASE NO.07-27
EXHIBIT NO.4D



ECS MID-ATLANTIC, LLC

Geotechnical • Construction Materials • Environmental • Facilities

February 2, 2007

Mr. J.P. Morgan
EYA
4800 Hampden Lane
Suite 300
Bethesda, Maryland 20814

ECS Project No. 13076

Reference: Phase I Environmental Site Assessment, St. Paul's College, 3015 4th Street,
N.E., Washington, D.C.

Dear Mr. Morgan:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced property. Our services were provided in accordance with ECS Proposal No. 26562-EP dated January 12, 2007 and meet the requirements of ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact us at (703) 471-8400.

Respectfully submitted,

ECS MID-ATLANTIC, LLC


Andrea L. Owen
Environmental Scientist

William R. Leonard, C.P.G.
Principal Environmental Geologist


(ALO/plg/environ/rpt/13076)

ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

 2/2/07

Andrea L. Owen Date
Environmental Scientist

 2/2/07

William R. Leonard, C.P.G. Date
Principal Environmental Geologist

REPORT

PROJECT

Phase I Environmental Site Assessment
St. Paul's College
3015 4th Street, N.E.
Washington, D.C.

CLIENT

EYA
4800 Hampden Lane
Suite 300
Bethesda, Maryland 20814

SUBMITTED BY

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PROJECT NO: 13076

DATE February 2, 2007

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TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	
2.1 Purpose and Reason for Performing Phase I ESA	3
2.2 Scope of Work	3
2.3 Limitations	3
3.0 SITE DESCRIPTION	
3.1 Site Location and Legal Description	5
3.2 Current Use and Description of the Site	5
3.3 Site Utilities	5
3.4 Current Uses of the Adjoining Properties	5
3.5 Physical Setting and Hydrogeology	6
3.5.1 Topography	6
3.5.2 Soils/Geology	6
3.5.3 Hydrology	7
3.5.4 Wetlands	7
3.5.5 Surface Water Bodies	7
3.5.6 Flood Plains	7
4.0 USER PROVIDED INFORMATION	8
4.1 Title Information	8
4.2 Environmental Liens or Activity and Use Limitations	8
4.3 Specialized Knowledge	8
4.4 Commonly Known or Reasonably Ascertainable Information	8
4.5 Valuation Reduction for Environmental Issues	8
4.6 Owner, Property Manager, and Occupant Information	9
4.7 Degree of Obviousness	9
5.0 REGULATORY RECORDS REVIEW	
5.1 Standard Environmental Record Sources	10
5.2 Additional Environmental Record Sources	14

5.3	Regulatory Summary	15
6.0	HISTORICAL RECORDS REVIEW	
6.1	Historical Use Summary	16
6.1.1	Historic Map Review	16
6.1.2	Aerial Photograph Review	17
6.1.3	City Directory Review	17
6.1.4	Previous Reports	17
6.1.5	Local Sources and FOIA Requests	18
7.0	SITE AND AREA RECONNAISSANCE	
7.1	Current Uses and Activities	19
7.1.1	Hazardous Materials/Petroleum Products	20
7.1.2	Waste Generation, Treatment, Storage & Disposal	20
7.1.3	PCBs	20
7.1.4	Mercury Vapor	20
7.1.5	Storage Tanks	20
7.1.6	Surface Conditions	20
7.1.7	Other Conditions of Concern	20
7.2	Adjacent and Nearby Properties	21
8.0	ADDITIONAL SERVICES	22
9.0	INTERVIEWS	23
10.0	FINDINGS AND OPINION	24
11.0	CONCLUSION	25
12.0	REFERENCES	26
APPENDIX		
I	Figures	
	1. Site Location	
	2. Regional Topography	
	3. Site Features	
II	Historical Research Documentation	
III	Regulatory Records Documentation	
IV	Interview Documentation	
V	Special Contractual Conditions between User and Environmental Professional	
VI	Statement of Qualifications	
VII	Site Photographs	
VIII	Previous Reports	
IX	Local Sources	

- St. Paul's College is listed on the database as having one 550-gallon diesel UST and one 10,000 gallon heating oil tank. Based on the distance from the subject property these tanks are a recognized environmental condition for the subject property.
- One 550-gallon UST and an oil-water separator are located on the adjacent site to the north. Based on topography and distance, this is a recognized environmental condition for the subject property.

ECS recommends a limited subsurface investigation (Phase II Environmental Site Assessment) to determine if there is evidence of impact to soil and ground water on the subject property from the recognized environmental conditions noted above.

Additionally, it should be noted that low level soil and/or ground water contamination is common on sites in and around the Metropolitan Washington D.C. area due to its historical status as an urban center, and the extensive current and historical use and storage of petroleum products at many locations. This low level contamination is not usually a factor in either the functional quality of the site or the value of the property unless subsurface excavation or dewatering activities are planned. However, it should be noted that it would not be unusual to find low levels of environmentally-significant substances in soil or ground water beneath the surface of the site.

This Executive Summary is an integral part of the Phase I Environmental Site Assessment report. ECS recommends that the report be read in its entirety.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, ground water and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject site and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the site;
- evaluate the potential for on-site and off-site contamination; and,
- provide a professional opinion regarding the potential for environmental impact at the site, and a list of Recognized Environmental Conditions.
- conduct all appropriate inquiry as defined by ASTM E 1527-05

Given that the user did not provide ECS with the reason for conducting this ESA, ECS assumes that the reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

2.2 Scope of Work

ECS Mid-Atlantic, LLC (ECS) was contracted by EYA to perform a Phase I ESA of St. Paul's College, located at 3015 4th Street, N.E., Washington, D.C. The environmental assessment was conducted in substantial accordance with ASTM Standard E-1527-05. The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

2.3 Limitations

The ESA involved a reconnaissance of the site and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 7.0 of this report.

The conclusions and/or recommendations presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the site; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the site. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the site. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

All observations, conclusions and/or recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this site. This could require additional exploratory work, including sampling and laboratory analysis. No other warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

ASTM E-1527-05 defines a "recognized environmental condition" as: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

This report is provided for the exclusive use of EYA. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The subject property, also referred to as “subject”, “site” or “the property”, consists of a portion of one parcel located at 3015 4th Street N.E. 16th in Washington D.C. (Figure 1, Appendix I). According to information obtained from the Washington D.C. Office of the Chief Financial Officer, the subject parcel is identified as Square 3648, Lot 0808, totaling 857,168 square feet. The parcel is improved with large building located in the central portion of the parcel; however this building is excluded from the subject property. The remaining portions of the parcel consist of undeveloped grassy areas, parking lots, and a tennis court. A legal description of the property was not provided to ECS.

3.2 Current Use and Description of the Site

The property consists primarily of undeveloped grassy land. A few trees are scattered throughout the property and a tennis court is located to the north of the college building. Paved parking areas can be found to the north and northeast of the college building as well. Access to the property is gained from 4th Street, N.E. via a small one lane paved road.

3.3 Site Utilities

Utilities currently available to the property include public water and sewer services provided by Washington Suburban Sanitary Commission (WSSC), natural-gas services provided by Washington Gas, and electric.

3.4 Current Uses of the Adjoining Properties

The subject property is bordered on the west by 4th Street, N.E. with Trinity College beyond. The subject property is bordered to the north by the United States Conference of Catholic Bishops and to the northeast by the Holy Redeemer College. The subject property is bordered to the east and south by apartment buildings and row homes. Additional information regarding nearby properties is provided in Section 7.2.

3.5 Physical Setting and Hydrogeology

3.5.1 Topography

As determined from the 1965 USGS topographical map quadrangle, Washington East, D.C.-Maryland-Virginia, the property is situated at approximately 175 feet above mean sea level with local topography sloping slightly toward the south-southeast toward the Anacostia River, which is located approximately 3.5 miles southeast of the property (Appendix I, Figure 2). No water bodies are designated on the subject property. Surface run-off in the area flows over natural surfaces into below ground storm sewers which are expected to empty into the Potomac and Anacostia Rivers. Properties to the north and west would be considered topographically upgradient of the subject site.

3.5.2 Soils/Geology

The subject property is located within the Coastal Plain Physiographic Province, which extends from the Fall Zone at the eastern edge of the Piedmont Province eastward to the Atlantic Ocean. The topography of the Coastal Plain is a terraced landscape that stair-steps down to the coast and to the major rivers. The risers (scarps) are former shorelines and the treads are emergent bay and river bottoms. The higher, older plains in the western part of the Coastal Plain are more dissected by stream erosion than the lower, younger terrace treads. This landscape was formed over the last few million years as sea level rose and fell in response to the repeated melting and growth of large continental glaciers and as the Coastal Plain slowly uplifted.

The Coastal Plain is underlain by a thick wedge of sediments that increases in thickness from a feathered edge near the Fall Zone to more than 4,000 meters under the continental shelf. These sediments rest on an eroded surface of Precambrian to early Mesozoic rock. Two-thirds of this wedge is comprised of late Jurassic and Cretaceous clay, sand, and gravel, which were stripped from the Appalachian mountains, carried eastward by rivers and deposited in deltas in the newly formed Atlantic Ocean basin. A sequence of thin, fossiliferous marine sands of Tertiary age overlie the older strata. Latest Tertiary and Quaternary sand, silt, and clay, which cover much of the Coastal Plain, were deposited during interglacial highstands of the sea under conditions similar to those that exist in the modern Chesapeake Bay and its tidal tributaries.

3.5.3 Hydrology

The soils encountered in this area are the residual product of in-place chemical weathering of rock presently underlying the site. In general, shallow unconfined ground water movement within the overlying soils is controlled largely by topographic gradients. Recharge occurs primarily by infiltration along higher elevations and typically discharges into streams or other surface water bodies. The elevation of the shallow water table is transient and can vary greatly with seasonal fluctuations in precipitation. Movement in this water table is generally from higher to lower elevations. As such, shallow ground water would be expected to flow generally to the northwest toward the Anacostia River.

3.5.4 Wetlands

No water bodies are designated on-site on the USGS topographical map. According to the National Wetlands Inventory Map for the Washington East, DC Quadrangle (NWI, April, 1981), there are no wetlands illustrated on-site.

3.5.5 Surface Water Bodies

No surface water bodies are currently located on-site. Surface run-off in the area flows over unpaved surfaces into below ground storm sewers located along 7th Street and Girard Street. These drainage systems would be expected to empty into the Anacostia River to the south of the subject.

3.5.6 Flood Plains

A Flood Insurance Rate Map (FIRM) obtained from the Federal Emergency Management Agency's (FEMA) Hazard Mapper website at <http://www.esri.com/hazards/> does not classify the subject property as being located within a flood hazard zone.

4.0 USER PROVIDED INFORMATION

4.1 Title Information

Ownership information was obtained from the District of Columbia, Office of the Chief Financial Officer, Real Property Tax Information website at: <http://cfo.washingtondc.gov/services/tax/property/database2.shtm>. Information obtained from this website identifies "Saint Paul the Apostle C/O Charles Martin" as the current owner of the property, which is referred to as 3015 4th St NE. No environmental concerns were noted in conjunction with the title review. A copy of the real estate assessment information is included in Appendix IX of this report.

4.2 Environmental Liens or Activity and Use Limitations

ECS obtained environmental lien information from InfoMap Technologies, Inc. According to this information, title information was reviewed for the subject parcel, identified as DC Square 3648 Lot 0808, 3015 4th St. N.E., Washington, D.C., no environmental liens were found for the property. A copy of this information is attached in Appendix II.

4.3 Specialized Knowledge

Specialized user knowledge was not provided to ECS. When questioned about specialized knowledge, the user, EYA, informed ECS they do not have any specialized knowledge or experience related to the subject property or nearby properties.

4.4 Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information was not provided to ECS. When questioned about this type of information, the user, EYA, informed ECS they do not have any commonly known or reasonably ascertainable information related to the subject property except that they understood that the subject property was always utilized as "open space at the College".

4.5 Valuation Reduction for Environmental Issues

The ASTM Standard says: *Reason for Significantly Lower Purchase Price*—In a transaction involving the purchase of a parcel of *commercial real estate*, the *user* shall consider the relationship of the purchase price of the *property* to the fair market value of the *property* if the *property* was not affected by *hazardous substances* or *petroleum products*. The *user* should try to identify an explanation for a lower price which does not reasonably reflect fair

market value if the *property* were not contaminated, and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the *user* pursuant to the *Phase I Environmental Site Assessment*. This standard does not require that a real estate appraisal be obtained in order to ascertain fair market value of the *property*.

According to information provided to ECS by the user, EYA, the purchase price being paid for the subject property, reasonably reflects the fair market value of the property.

4.6 Owner, Property Manager, and Occupant Information

EYA informed ECS that the owner of the site is St. Paul's College and that the property around the college will be developed into residential town homes.

4.7 Degree of Obviousness

EYA informed ECS that based on their knowledge and experience related to the property, there are no obvious indicators that point to the presence or likely presence of contamination at the property.

5.0 REGULATORY RECORDS REVIEW

5.1 Standard Environmental Record Sources

A Standard Environmental Records (SER) search was provided by Environmental Data Resources Inc. (EDR). The SER search involves searching a series of databases for facilities that are located within a specified radius from the subject property. As the subject property is not located on or near tribal-owned lands, tribal government records were not searched. The ASTM standard specifies an approximate minimum search distance from the subject site for each database. Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record search beyond that of information provided by EDR. A copy of the information provided by EDR is included in Appendix III. Mapped and unmapped sites identified by EDR that are not addressed below were field verified and not found to be within the approximate minimum search distance and are excluded from this ESA report. ECS makes no warranty regarding the accuracy of the EDR database report information. The following is a list of databases searched.

National Priorities List (NPL)

The NPL (Date of Government Version: 04/19/2006) is a subset of CERCLIS and identifies "superfund" sites that have had documented contamination incidents.

- The site does not appear on the NPL and there are no listed NPL sites located within one mile of the site.

Delisted NPL

The Delisted NPL (Date of Government Version: 04/19/2006) identifies sites previously listed on the NPL where no further response is appropriate.

- The site does not appear on the Delisted NPL and there are no Delisted NPL sites located within one-half mile of the site.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

CERCLIS (Date of Government Version: 02/01/2006) contains data on potential hazardous waste sites that have been reported to the U.S. EPA. CERCLIS contains sites that are either proposed to or on the National Priorities List and sites which are in the screening and assessment phase for possible inclusion on the NPL.

- Neither the site nor the properties located within one-half mile of the site are identified on the CERCLIS Database.

CERCLIS No Further Remedial Action Planned (NFRAP)

CERCLIS sites designated as NFRAP (Date of Government Version: 02/01/2006) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

- Neither the site nor the properties located within one-half mile of the site are included on the CERCLIS NFRAP database.

Resource Conservation and Recovery Information System (RCRA)

RCRA (Date of Government Version: 03/09/2006) identifies facilities that generate, transport, treat, store or dispose of hazardous wastes as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month. Transporters are entities that move hazardous waste from the generator to a facility that can recycle, treat, store or dispose of the waste. TSDs treat, store or dispose of hazardous waste.

- Four properties within a one-quarter mile of the site are included on the RCRA database. Three of the four are listed as RCRA-SQG. The closest site RCRA-SQG is located at 4th and Michigan Ave NE, The National Shrine; no violations are listed. The remaining RCRA-SQG sites are located at lower elevation. None of these facilities are expected to pose an environmental condition for the subject.
- One RCRA-LQG site is listed on the database, Catholic University, located at 620 Michigan Avenue. This site is located upgradient to the north approximately 1200 feet from the subject. This facility is also listed on the FINDS, LUST, MLTS, UST, NJ MANIFEST, PA MANIFEST, CT MANIFEST, NY MANIFEST, and FTTS databases. Based on distance from the subject, ECS does not consider this site to be a recognized environmental condition for the subject property.

Resource Conservation Recovery Act - Treatment, Storage, and Disposal Facilities (RCRA-TSD)

RCRA-TSD (Date of Government Version: 03/09/2006) regulations apply to facilities that the EPA designates as generating, treating, storing, transporting or disposing of hazardous wastes. The RCRA Notifiers list identifies facilities that treat, store or dispose of hazardous wastes.

- The site is not identified as a TSD (treatment, storage or disposal) facility and there are no TSD facilities listed within one-half mile of the site.

CORRACTS: Corrective Action Report

CORRACTS (Date of Government Version: 03/15/2006) identifies hazardous waste handlers that have been subject to corrective action under RCRA.

- Neither the site nor the properties located within one mile of the site are identified by CORRACTS.

Federal Engineering Controls (EC) List

The Federal EC List (Date of Government Version: 03/21/2006) identifies engineering controls including various forms of caps, building foundations, liners, and treatment methods used to eliminate pathways for regulated substances to enter environmental media or affect human health. Engineering controls were not identified for the site.

- Neither the site nor properties located within one-half mile of the site are identified on the EC List.

Federal Institutional Controls (IC) List

The Federal IC List (Date of Government Version: 03/21/2006) identifies institutional controls including administrative measures, such as ground water use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants.

- Neither the site nor the properties located within one-half mile of the site are identified on the IC List.

Emergency Response Notification System (ERNS)

The ERNS List (Date of Government Version: 12/31/05) is a national database that stores and records information on reported releases of hazardous substances, including petroleum products.

- The subject site is not identified on the ERNS List.

Leaking Underground Storage Tank (LUST) List

The LUST List (Date of Government Version: 05/18/2004) is a record of reported leaking underground storage tank incidents that is maintained by the DC Department of Health. The LUST List may also identify properties that have had soil and/or ground water contamination

associated with documented releases from above ground storage tanks, surface spills and other sources.

- The subject site does not appear on the LUST database. Twelve properties located within one-half mile of the site are identified. No properties within a one-eighth mile radius of the subject are identified by the database. Based on the distance from the subject, none of the listed properties are expected to pose an environmental concern for the subject.
- Please note: the D.C. Environmental Health Administration, UST Division, closes LUST cases when the site is remediated to their satisfaction, or when it has been demonstrated that no risk to human health or the environment is found, therefore, although it is a good indication, a site's "closed" status does not preclude the possibility of deleterious environmental impact to nearby properties. Additional information regarding LUST incidents can be found in Appendix III of this report.

Registered Underground Storage Tank (UST) List

The Registered UST List (Date of Government Version: 03/03/2006) inventories underground storage tanks registered with the DC Department of Health. This list does not identify USTs that have not been registered with the District, such as home heating oil tanks and other unregulated tanks.

- The subject site does not appear on the UST database. Ten properties located within one-quarter mile of the site are identified. Three properties within a one-eighth mile radius of the subject are identified by the database, both of these listings are on adjacent properties. St. Paul's College is listed on the database as having one 550-gallon diesel UST and one 10,000 gallon heating oil tank. Based on the distance from the subject property these tanks are a recognized environmental condition for the subject property. The second listing is for the US Conference of Catholic Bishops, to the north of the subject. Only one 550-gallon tank is listed for the site. Based on the topography of the area and distance from the subject, this facility has the potential to pose an environmental concern for the subject if a large release from this tank should occur, and it is considered to be a recognized environmental condition. The third site is Holy Redeemer College, adjacent to the east. This site is downgradient and is not considered to be a recognized environmental condition.

Aboveground Storage Tank (AST) Database

The AST Database (Date of Government Version: 03/03/2006) inventories aboveground storage tanks registered with the District.

- Neither the site nor the properties located within one-quarter mile of the site are identified on the AST listing.

State Responsible Party Voluntary Action (VRP) Sites

The VRP Database (Date of Government Version: 05/03/2006) is a listing of sites that parties wish to remediate voluntarily. The program is administered by the DC Department of Health.

- Neither the site nor the properties located within one-half mile of the site are identified on the VRP Sites listing.

Orphans

Due to inadequate or lack of address information the database company may not have been able to plot the location of certain sites appearing in the zip code or county search. Therefore, these "orphan" sites are listed separately.

- Twenty orphan facilities are identified by the database report. ECS has reviewed available information regarding the location of the orphan sites and found them to be located at distances and/or in topographic positions that would not threaten the subject site. A listing of these sites can be found in the EDR report, which is attached in Appendix III.

5.2 Additional Environmental Record Sources

NPL Liens (NPL RECOVERY)

The NPL Liens (Date of Government Version: 10/15/91) is a USEPA listing of filed notices of Superfund Liens.

- The subject site is not identified on the NPL RECOVERY database.

US Brownfields

The US Brownfields (Date of Government Version: 04/26/2006) identifies brownfields properties inventoried with the U.S. EPA. The properties in the listing are addressed by Cooperative Agreement Recipients and Targeted Brownfields Assessments.

- Neither the site nor the properties located within one-half mile of the site are identified on the US Brownfields Database.

Historical Auto Stations

- Two listing are identified within a one-quarter mile radius. Neither facility is located within one-eighth of a mile. Based on distance from the subject and/or topographical location, neither facility is expected to pose an environmental concern for the subject.

5.3 Regulatory Summary

- Information from 43 environmental regulatory databases was reviewed. The subject property does not appear on the regulatory databases researched. A total of 29 properties were listed among six databases. Two upgradient properties within a one-eighth mile radius of the subject are identified on the UST database, both of these listings are on adjacent properties. St. Paul's College is listed on the database as having one 550-gallon diesel UST and one 10,000 gallon heating oil tank. Based on the distance from the subject property these tanks are a recognized environmental condition for the subject property. The second listing is for the US Conference of Catholic Bishops, to the north of the subject. Only one 550-gallon tank is listed for the site. Based on the topography of the area and distance from the subject, this facility has the potential to pose an environmental concern for the subject if a large release from this tank should occur, therefore, it is classified as a recognized environmental condition also.

6.0 HISTORICAL RECORDS REVIEW

6.1 Historical Use Summary

Historic aerial photographs, Sanborn Maps, and city directories were reviewed. The earliest The Sanborn Map is from 1960. The subject property is depicted as undeveloped with St. Paul's College in place. No significant changes were noted in the remaining of maps reviewed. Aerial photographs of the site and surrounding properties were reviewed for evidence of former usage that may constitute a potential for environmental concern. Aerials for the years 1999, 2002, and 2005 were reviewed online at the DC Geographic Information website, <http://dcgis.dc.gov/dcgis/site/default.asp>. Evidence of past usage on the site or adjacent properties that would be expected to impact the subject site was not observed in the reviewed aerial photography. Neither the subject property address nor any surrounding addresses are listed in city directories dated between 1922 and 1993.

No recognized environmental conditions were identified in conjunction with the historical sources researched.

6.1.1 Historic Map Review

Sanborn Fire Insurance Maps for the years 1960, 1977, 1985, 1989, 1990, 1991, 1992 and 1995 were available from the EDR collection. A copy of these maps is provided in Appendix II. No coverage was available of properties to the north and west of the subject.

In the 1960 map, St. Paul's College is in place. The subject property appears to be vacant and undeveloped. Apartment buildings and row homes are depicted to the east and south of the subject.

In the 1977 map, a new parking area and large building are depicted to the east of the subject property. No other changes were noted. No changes to the subject property or surrounding properties were noted in the remainder of maps reviewed.

In summary, the subject property in its current configuration is present from at least 1960, according to the Sanborn Fire Insurance Maps. No environmental concerns for the subject were noted during the Sanborn Fire Insurance Map review.

In addition, ECS reviewed a **National Wetlands Inventory Map** for the Washington West Quadrangle, which was obtained from the U.S. Fish and Wildlife Service's Wetlands Mapper site at <http://wetlandsfws.er.usgs.gov/NWI/index.html>. This map does not depict potential wetland areas on the subject property.

6.1.2 Aerial Photograph Review

Aerial photographs of the site and surrounding properties were reviewed for evidence of former usage that may constitute a potential for environmental concern. Aerials for the years 1999, 2002, and 2005 were reviewed online at the DC Geographic Information website, <http://dcgis.dc.gov/dcgis/site/default.asp>.

In the 1999 aerial, St. Paul's College is depicted with the surrounding subject property as mainly undeveloped grassy areas. No significant changes were noted in the 2002, and 2005 aerials.

In summary, evidence of past usage on the site or adjacent properties that would be expected to impact the subject site was not observed in the reviewed aerial photography.

6.1.3 City Directory Review

To determine who may have occupied the property in the past, city directories of Washington D.C. were available from the EDR collection. Various years from 1922 to 2000 were available. Polk's Directories for the following years were reviewed: 1922, 1926, 1931, 1936, 1940, 1943, 1948, 1954, 1960, and 1964. Telephone directories were used for the following years were reviewed: 1969, 1973, 1978, 1983, 1993, and 2000. A copy of this directory abstract for the subject property, 3015 4th Street, N.E., can be found in Appendix II.

According to the directories reviewed, the subject property was not listed until 2000. No environmental concerns were noted in regards to the city directories reviewed for the subject property.

A review of city directories was also performed for surrounding properties. City directory information was not listed for the surrounding properties until 2000. No environmental concerns were noted during the city directory review.

Recognized environmental conditions were not identified in conjunction with city directories reviewed.

6.1.4 Previous Reports

ECS has not conducted previous environmental and geotechnical studies of the subject property or adjacent properties, nor have we been provide with reports performed by others.

6.1.5 Local Sources and FOIA Requests

ECS obtained maps of water bodies, wetlands, zoning, and topography from the DC Geographic Information Website. Information from these maps has been incorporated in to the appropriate sections of this report. Information collected from the District of Columbia Real Property website, can be found in Appendix IX.

A Freedom of Information Act (FOIA) request was sent to the District of Columbia Fire, Rescue, and Emergency Services regarding the use and storage of hazardous materials, inspections, hazardous material incidents, or Fire Prevention Code Permit violations for the referenced property. Typically, the use and storage of hazardous materials and larger scale hazardous material incidents are identified by the federal databases discussed above in Section 5.1. Fire Department records are searched to identify smaller scale environmental incidents that would not usually be a factor in the functional quality of the site or the value of the property.

ECS has not yet received a response regarding the subject property of 3015 4th Street, N.E., however, any pertinent information obtained from that office will be forwarded upon receipt.

7.0 SITE AND AREA RECONNAISSANCE

7.1 Current Uses and Activities

ECS employee, Andrea L. Owen, conducted the field reconnaissance on January 29, 2007. The weather at the time of the reconnaissance was windy and cold. ECS was unescorted during the site visit. Observations of the property were made from the following areas:

- Perimeter of the site
- Contiguous and nearby properties from public areas

The subject property, also referred to as "subject", "site" or "the property", consists of a portion of one parcel located at 3015 4th Street N.E. 16th in Washington D.C. (Figure 1, Appendix I). According to information obtained from the Washington D.C. Office of the Chief Financial Officer, the subject parcel is identified as Square 3648, Lot 0808, totaling 857,168 square feet. The parcel is improved with large building located in the central portion of the parcel; however this building is excluded from the subject property. The remaining portions of the parcel consist of undeveloped grassy areas, parking lots, and a tennis court.

The property consists primarily of undeveloped grassy land. A few trees are scattered throughout the property and a tennis court is located to the north of the college building. Paved parking areas can be found to the north and northeast of the college building as well. Access to the property is gained from 4th Street, N.E. via a small one lane paved road.

Utilities currently available to the property include public water and sewer services provided by Washington Suburban Sanitary Commission (WSSC), natural-gas services provided by Washington Gas, and electric.

The following items were not observed on the subject property during our reconnaissance:

- underground or aboveground storage tanks or evidence thereof;
- strong, pungent or noxious odors;
- standing pools of liquid likely containing petroleum or hazardous substances;
- unidentified opened or damaged containers of hazardous substances or petroleum products;
- pits, ponds or lagoons;
- stressed vegetation;
- solid waste mounds;
- wastewater discharges into drains, ditches or streams;
- ground water wells including potable, monitoring, dry, irrigation, injection and/or abandoned; and,
- septic systems or cesspools.

7.1.1 Hazardous Materials/Petroleum Products

No evidence of the current use or generation-of hazardous materials or petroleum products was noted on the site.

7.1.2 Waste Generation, Treatment, Storage & Disposal

Permanent structures and operable buildings were not observed on-site. Therefore, the site does not currently generate waste.

7.1.3 PCBs

Overhead electrical lines were observed on the property along 4th Street N.E. and along the access road leading up to St. Paul's College. No pad-mounted transformers were observed at the time of the reconnaissance.

7.1.4 Mercury Vapor

No obvious mercury vapor lighting was noted on-site during our reconnaissance.

7.1.5 Storage Tanks

No evidence of underground storage tanks was noted on-site during our site reconnaissance and none are known to exist for the site.

7.1.6 Surface Conditions

The site consists of primarily undeveloped grassy areas. No concerns were noted with surface conditions of the subject property. No significant staining, stressed vegetation, dumping or odors were evident.

7.1.7 Other Conditions of Concern

No other conditions of concern were noted.

7.2 Adjacent and Nearby Properties

During the site reconnaissance contiguous and nearby properties were observed from a walking and vehicular reconnaissance of the property boundary and public places.

The subject property is bordered on the west by 4th Street, N.E. with Trinity College beyond. The subject property is bordered to the north by the United States Conference of Catholic Bishops and to the northeast by the Holy Redeemer College. The subject property is bordered to the east and south by apartment buildings and row homes. The St. Paul's College building is located in the center of the property and is not included as a part of the subject property. St. Paul's College and the United States Conference of Catholic Bishops are both listed on the UST databases. These facilities are further discussed in Section 5.0.

8.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Some of these non-scope issues include; asbestos-containing building materials survey, radon survey, lead-based paint testing, lead in drinking water testing, wetlands identification and regulatory compliance audits. None of these non-scope issues were requested or included in our scope of work.

9.0 INTERVIEWS

An interview was conducted with Mr. J.P. Morgan of EYA, who provided ECS with basic information about the property. Information obtained during the interview is provided in the appropriate sections of this report.

10.0 FINDINGS AND OPINION

The following is a discussion of environmental issues and data gaps. The earliest historical information available for the subject property is dated from 1922. ECS does not consider the lack of information prior to 1922 a data gap, since the property has been owned and utilized by St. Paul's College since the late 1800's.

Based on the information outlined, in addition to our site reconnaissance of the subject property, a review of regulatory records and a review of historical resources, two recognized environmental conditions were identified in conjunction with this ESA. St. Paul's College is listed on the database as having one 550-gallon diesel UST and one 10,000 gallon heating oil tank. Based on the distance from the subject property these tanks are a recognized environmental condition for the subject property. The U.S. Conference of Catholic Bishops site to the north contains a 550-gallon UST and an oil-water separator. Due to its upgradient topographic position, this is considered to be a recognized environmental condition for the subject property.

11.0 CONCLUSION

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the St. Paul's College, 3015 4th Street, N.E., in Washington, D.C., the property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following.

- St. Paul's College is listed on the database as having one 550-gallon diesel UST and one 10,000 gallon heating oil tank. Based on the distance from the subject property these tanks are a recognized environmental condition for the subject property.
- One 550-gallon UST and an oil-water separator are located on the adjacent site to the north. Based on topography and distance, this is a recognized environmental condition for the subject property.

ECS recommends a limited subsurface investigation (Phase II Environmental Site Assessment) to determine if there is evidence of impact to soil and ground water on the subject property from the recognized environmental conditions noted above.

12.0 REFERENCES

ASTM, 2005. ASTM Standards on Environmental Site Assessments for Commercial Real Estate. ASTM E 1527-05. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

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